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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: COVINGTON ESTATES MINOR SUBDIVISION
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD (NYS ROUTE 300)
SECTION 65 - BLOCK 1 - LOT 1.12
PROJECT NUMBER: 08-11
DATE: 9 JULY 2008
DESCRIPTION: THE APPLICATION PROPOSES A TWO-LOT SUBDIVISION OF THE PARCEL.

1. The property is the subject of a conditional site plan approval for a multi-family residential complex. The applicant has requested this subdivision such that two condo associations can be formed as part of the overall condo association of the site plan.
2. The bulk table is unusable and incomplete. Please provide properly completed bulk table with actual provided values for each proposed lot. At minimum it is noted that proposed lot #2 has no road frontage; as such, this would appear to be a non-compliance with the R-5 Use A-7 requirements, and in the current layout form, *a referral to the ZBA would seem necessary unless the lots are reconfigured.*
3. The temporary turnaround for Lot #1 is within Lot #2; as such, a temporary easement should be created.
4. Further review would appear necessary relative to the proposed lot lines relative to any "common" amenity improvements. The Board should discuss this aspect with the applicant.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

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